

FOR LEASE

Full Fourth Floor Office Space on Pembina Highway

1619 Pembina Highway, Winnipeg, Manitoba



**BUILDING
SIGNAGE**



**PASSENGER &
FREIGHT
ELEVATORS**



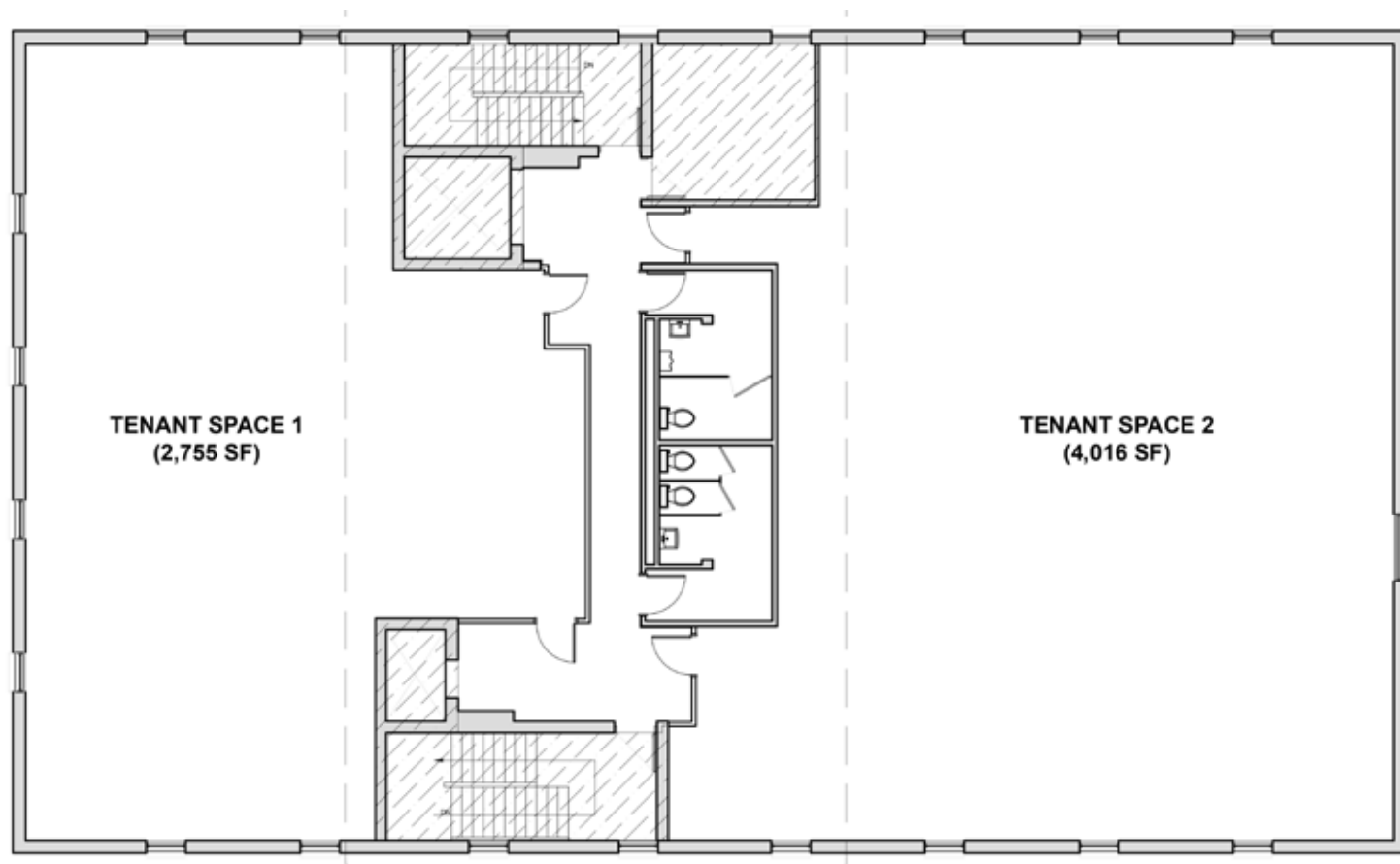
**15 DESIGNATED
PARKING STALLS**



**5 TRANSIT
ROUTES NEARBY**

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FEATURES

- Full fourth floor opportunity, which can be subdivided into two units.
- One passenger elevator and one freight elevator.
- Prominent building signage opportunities.
- On-site electrified parking available.
- Excellent transit access on Pembina Highway with 5 routes within walking distance, including the Blue Line rapid transitway.
- Close proximity to major retail shopping nodes and numerous restaurants.
- Suitable for professional offices such as legal, accounting, and consulting.
- **Building upgrades planned for 2026 including, but not limited to: boiler replacement (completed), main floor window replacement, roof replacement, and condensing unit replacement.**

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PROPERTY SUMMARY

Available	2,755 to 6,771 SF
Net Rent	\$18.00/SF
Property Taxes (2026 est.)	\$4.49/SF
CAM (2026 est.) plus management fee of 5% of gross rent	\$7.69/SF
Zoning	C2 - Commercial Community
Parking \$30/month per stall	Up to 15 designated stalls

LOCATION

- Located on one of Winnipeg's busiest north/south thoroughfares, Pembina Highway.
- Convenient access to all areas of south Winnipeg via Abinojii Mikanah - Winnipeg's inner ring road.
- Minutes away from Victoria Hospital, the University of Manitoba campus, and Princess Auto Stadium, home of the Winnipeg Blue Bombers.

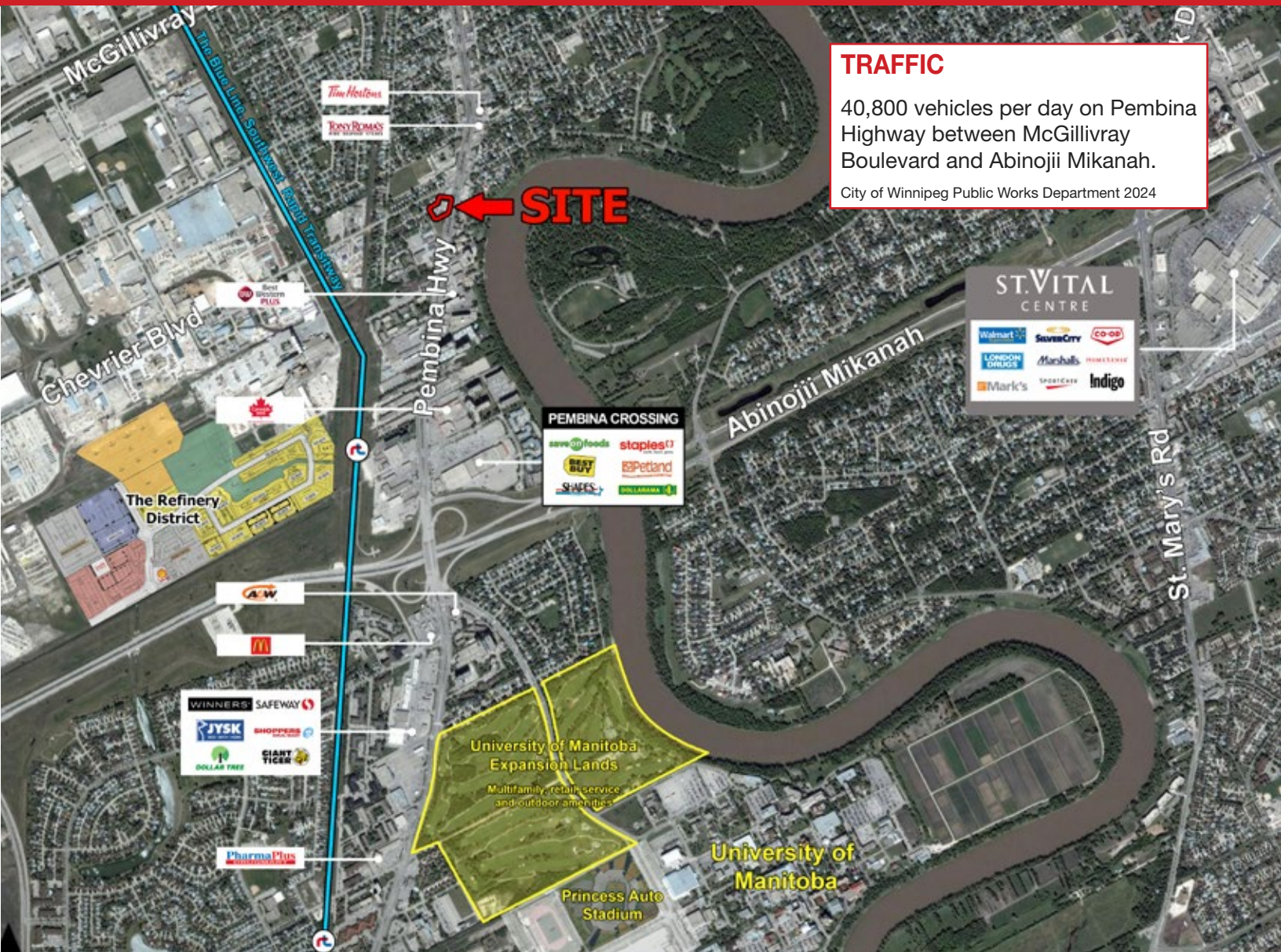
DEMOGRAPHICS

	5 min. Drive Time	10 min. Drive Time	15 min. Drive Time
Total Population	30,873	223,934	428,937
Daytime Population	37,148	201,925	455,140
Households	12,576	90,770	175,606
Median Age	32.1	36.4	37.3
Avg. Household Income	\$106,048	\$123,478	\$120,897

Environics Analytics ©2025

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TRAFFIC

40,800 vehicles per day on Pembina Highway between McGillivray Boulevard and Abinojii Mikanah.

City of Winnipeg Public Works Department 2024

FOR MORE INFORMATION, PLEASE CONTACT:

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